

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 22, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Cowie, Harcourt, Kennedy,  
Marzari, Rankin and Volrich

ABSENT: Alderman Bowers )  
Alderman Boyce ) Leave of Absence  
Alderman Sweeney )

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,  
THAT the Minutes of the Regular Council Meeting of June 15, 1976, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,  
SECONDED by Ald. Marzari,  
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS

Retention of Addition -  
3390 East 49th Avenue

Council considered a Manager's Report (Building & Planning matters) dated May 28, 1976, regarding the retention of an addition of a carport/sundeck at the rear of 3390 East 49th Avenue.

Mr. J.W. Zotzman, owner of the property, addressed the Council and displayed photographs of the addition. Mr. Zotzman urged the Council to permit him to retain the additional construction and not permit its removal as ordered by the civic officials.

MOVED by Ald. Rankin,  
THAT the civic officials concerned be instructed to take no further action in respect of the carport/sundeck at the rear of 3390 East 49th Avenue.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

West Coast Salvage & Contracting Co.  
Ltd. - Claim by City for Demolition  
Costs - False Creek

The Council considered a Manager's Report (Property Matters) dated June 11, 1976, with respect to a claim by the City for demolition costs re the property formerly occupied by the West Coast Salvage and Contracting Co. Ltd.

Mr. P. Ballam, Counsel for the Company and Mr. F.J. Whitcroft, President of the Company, addressed the Council requesting that the City abandon its claim for demolition costs. The delegation agreed that the discussion held this day would be without prejudice as legal action has been set aside pending this meeting.

MOVED by Ald. Bird,

THAT the City Manager's report of June 11, 1976, be received and the request of the Company that the City abandon its request for payment of additional demolition costs, be not approved.

- CARRIED

(Aldermen Harcourt and Kennedy opposed)

DELEGATIONS & CITY MANAGER'S REPORTS

MANAGER'S GENERAL REPORT  
JUNE 18, 1976

Building & Planning Matters  
(June 18, 1976)

Appeal - Retention of Dwelling  
Unit - 74 West 21st Avenue (Clause 1)

In considering this clause, Council received a delegation from Mr. C. Kyriakopoulos who urged the Council to permit him to retain the basement of his premises as a housekeeping unit. A letter was filed in which it was stated by the delegation that he has a health problem which may not permit him to continue in his trade and therefore decrease his ability to maintain a living wage.

Mr. McClellan of the Permits and Licenses Department advised that he had no knowledge of the applicant's health problem.

MOVED by Ald. Rankin,

THAT this clause be deferred to permit the appropriate civic officials to discuss with Mr. Kyriakopoulos his statement re health problems and also to investigate the matter of the legality of the present suites in the building.

- CARRIED UNANIMOUSLY

- - - - -

CONDOLENCE - Mr. R.B. Ross  
Comptroller of Budgets

At this point in the proceedings, the Mayor advised that he had been informed that Mr. R.B. Ross, Comptroller of Budgets, had passed away.

MOVED by Ald. Volrich,

THAT the Council express its sincere regrets and condolences to the family of Mr. Ross.

- CARRIED UNANIMOUSLY

Regular Council, June 22, 1976 . . . . . 3

ILLNESS - Mr. W.H. Gray  
Zoning Planner

The Mayor also advised that Mr. W.H. Gray, the Zoning Planner, had been rushed to hospital and would be unable to return to duty for about six weeks.

- - - - -

COMMUNICATIONS OR PETITIONS

1. University Endowment Lands  
Park Potential

The Council noted the following letter dated June 3, 1976, from the Park Board:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 31, 1976:

..."UNIVERSITY ENDOWMENT LANDS

"Board members received copies of the report dated April 1976 prepared by the G.V.R.D. and City of Vancouver entitled "The University Endowment Lands - A Special Kind of Regional Park".

"It was regularly moved and seconded,

"RESOLVED: That the Board endorse the following recommendations as outlined in the report:

1. The Provincial Government endorse the concept outlined in this report and reserve the appropriate land areas.
2. The Province create a co-ordinating body which might be composed of Provincial, University, G.V.R.D. and Vancouver City representatives to refine boundaries and to advise on management and development of the forest, foreshore, and campus components of the 'park'.
3. The G.V.R.D., Electoral Area A representative, and the U.E.L. administration assess and report on the 'community planning' issues of the park and the use of lands not retained in it.

Enclosed are copies of the report "The University Endowment Lands - A Special Kind of Regional Park" dated April 1976. Attached to each report is a covering letter dated May 20, 1976, from Alderman H.S. Bird, Chairman, Special Joint Committee studying the University Endowment Lands park potential, urging the G.V.R.D. Board of Directors and Vancouver City Council to support this proposal.

Your consideration and endorsation of the report is requested.

MOVED by Ald. Bird,

THAT the Vancouver City Council support the proposals contained in the report 'The University Endowment Lands - A Special Kind of Regional Park';

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

University Endowment Lands  
Park Potential (cont'd)

FURTHER THAT, in supporting the proposals, the Council reiterate its policy with respect to a minority portion of the Endowment lands being made available for housing and on the understanding that the City will be represented on the co-ordinating body referred to on page 13 of the report.

- CARRIED UNANIMOUSLY

2. Request for Funds for Park  
Board to Build Tennis Courts

Council noted a letter dated May 30, 1976, from the McKechnie Parents' Association requesting to appear as a delegation for the purpose of Council providing funds for the Park Board to build tennis courts on part of the school grounds.

MOVED by Ald. Kennedy,  
THAT the delegation request be granted.

- CARRIED

(Mayor Phillips opposed)

3. Neighbourhood Walks Program

MOVED by Ald. Kennedy,  
THAT the request of the Assistant Director General Information of the Canadian Habitat Secretariat, to address Council on the matter of the Habitat Neighbourhood Walks Program that had taken place recently, be granted.

- CARRIED UNANIMOUSLY

4. Request to Use Loudspeaker  
at Annual Parade

MOVED by Ald. Kennedy,  
THAT the request of the Glad Tidings Temple Vacation Bible School to use a loudspeaker during its parade on August 7, 1976, between Knight Road, Main Street, Kingsway and 33rd Avenue, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT  
JUNE 18, 1976 (cont'd)

Works & Utility Matters  
(June 18, 1976)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Lease of Portion of the Lane North of 16th Avenue, East of Ash Street
- Cl. 2: Closure of Prince Edward and Guelph Streets from 7th to 8th Avenues and the Lanes in the Blocks bounded by Brunswick, Guelph, 7th and 8th Avenues
- Cl. 3: Tender - Reinforced Concrete Pipe and Reinforced Concrete Manhold Sections and Tops
- Cl. 4: Colour of City Automobiles
- Cl. 5: Local Improvements on the 'Initiative Principle'

Regular Council, June 22, 1976 . . . . . 5

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters  
(June 18, 1976) (cont'd)

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager contained in  
Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Colour of City Automobiles  
(Clause 4)

MOVED by Ald. Kennedy,  
THAT the existing colour for City cars be changed from dark  
green to white.

- CARRIED

(Alderman Bird opposed)

MOVED by Ald. Kennedy,  
THAT the insignia for the City cars be black and designed  
as shown on Appendix 'B' of the report.

- CARRIED UNANIMOUSLY

Local Improvements on the  
'Initiative Principle' (Clause 5)

MOVED by Ald. Harcourt,  
THAT the recommendations of the City Manager contained in  
this Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Social Services & Health Matters  
(June 18, 1976)

Mount Pleasant Summer Fun Program  
Grant Request (Clause 1)

MOVED by Ald. Rankin,  
THAT the recommendation of the Director of Social Planning  
contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

MOVED by Ald. Kennedy,  
THAT the Director of Social Planning give consideration to  
similar programs being applied to other locations in the City  
and report back.

- CARRIED

(Aldermen Cowie and Volrich opposed)

Harbours & Parks Matters  
(June 18, 1976)

Street Closure Request from Park Board  
Woodland Drive - 14th to 15th Avenues  
(Clause 1)

MOVED by Ald. Harcourt,  
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters  
(June 18, 1976)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Appeal - Retention of Dwelling Unit -  
74 West 21st Avenue
- Cl. 2: Appeal re Projection into Side Yards -  
2780 West 39th Avenue
- Cl. 3: Promotion of Residential Rehabilitation  
Program in N.I.P. Areas
- Cl. 4: Robson Street Character Area Study - Progress  
Report and Request for Funds

Appeal - Retention of Dwelling  
Unit - 74 West 21st Avenue (Clause 1)

For Council action on this Clause, see page 2.

Appeal re Projection into Side  
Yards - 2780 West 39th Avenue  
(Clause 2)

MOVED by Ald. Bird,

THAT the civic officials concerned be instructed to take no further action in respect of the projection into side yards at 2780 West 39th Avenue.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Kennedy,

THAT the recommendations of the City Manager contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters  
(June 18, 1976)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Southwest Marine Drive -  
Building Line
- Cl. 2: Sidewalk Cafes

Southwest Marine Drive -  
Building Line (Clause 1)

MOVED by Ald. Harcourt,

THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. N.S. Hepburn as requested.

- CARRIED UNANIMOUSLY

Sidewalk Cafes  
(Clause 2)

MOVED by Ald. Rankin,

THAT the rental for the sidewalk cafe at 3121 West Broadway be established at \$40.00 per month based on adjacent rental values and the recommendations of the City Engineer contained in this Clause be approved.

- CARRIED

(Aldermen Bird and Kennedy opposed)

Regular Council, June 22, 1976 . . . . . 7

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(June 18, 1976)

The Council considered this report which contains seven clauses identified as follows:

- Cl. 1: Funds to Prepare a Coloured City Land-Use Map
- Cl. 2: Park Board Staffing - Establishment of Central Filing System
- Cl. 3: Proposed UBCM Letter to Minister of Human Resources
- Cl. 4: Charter Amendments
- Cl. 5: Tenders for Alterations to the Existing Building at 517-519 Hamilton Street
- Cl. 6: Proposed Amendments to Strata Titles Act and False Creek Development Phase I, Area 6
- Cl. 7: Metropolitan Cooperative Theatre Society Grant Request

Funds to Prepare a Coloured City  
Land-use Map (Clause 1)

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Park Board Staffing - Establishment  
of Central Filing System (Clause 2)

MOVED by Ald. Cowie,  
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Proposed UBCM Letter to the Minister  
of Human Resources (Clause 3)

MOVED by Ald. Volrich,  
THAT Council support some of the concerns as outlined in the U.B.C.M. President's letter, and urge the Government to implement changes along the lines recently announced by the Minister of Human Resources with respect to social welfare charges.

- CARRIED UNANIMOUSLY

Clauses 4 and 6

MOVED by Ald. Harcourt,  
THAT Clause 4 be received for information and the recommendation of the City Manager contained in Clause 6 be approved.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on Clause 6 due to a conflict of interest)

Tenders for Alterations to the Existing  
Building at 517-519 Hamilton Street  
(Clause 5)

MOVED by Ald. Harcourt,  
THAT

- (a) That part of the resolution of Council on February 24, 1976, with respect to Council's approval of renovations being subject to availability of R.R.A.P. funds be rescinded;

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters  
(June 18, 1976) (cont'd)

Tenders for Alterations to the Existing  
Building at 517-519 Hamilton Street  
(Clause 5) (Cont'd)

- (b) The foregoing additional cost of renovations be approved in the amount of \$27,587, chargeable as follows:

P.E.F. Board for 2nd Floor  
Renovations & Furnishings \$19,500

Supplementary Capital Budget  
For Main Floor Renovations 8,087

- (c) Council accept and award the contract to the low tender of \$208,787 submitted by Van Construction, such contract to be to the satisfaction of the Director of Legal Services;
- (d) Council approve the return of Bid Bonds and Letter of Surety to the unsuccessful bidders;

FURTHER THAT the Mayor write the Minister of State for Urban Affairs advising him that this Council recommends most strongly that the Minister implement a policy whereby municipal non-profit societies are eligible for R.R.A.P. assistance.

- CARRIED UNANIMOUSLY AND  
BY THE REQUIRED MAJORITY

Metropolitan Cooperative Theatre Society  
Grant Request (Clause 7)

MOVED by Ald. Volrich,  
THAT this Clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

B. Ground Leases, False Creek  
Phase I, Area 6 - Stanzl  
Construction

MOVED by Ald. Harcourt,  
THAT the recommendation of the City Manager contained in his report dated June 18, 1976, be approved.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on this report due to a conflict of interest)

I. Report of Alderman Rankin, Chairman  
and Alderman Sweeney, Member of the  
Standing Committee on Community  
Services, June 15, 1976

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: White Lunch Cafeteria, 124 West Hastings Street - Police Report
- Cl. 2: Preventive Health Measures for Vancouver

White Lunch Cafeteria, 124 West Hastings  
Street - Police Report (Clause 1)

Council noted a letter dated June 16, 1976, from Farris, Vaughan, Wills & Murphy requesting permission to appear as a delegation on behalf of Mr. Mah, the owner of the White Lunch Cafeteria.

cont'd....



Regular Council, June 22, 1976 . . . . . 9

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Alderman Rankin, Chairman  
and Alderman Sweeney, Member of the  
Standing Committee on Community  
Services, June 15, 1976 (cont'd)

White Lunch Cafeteria, 124 West Hastings  
Street - Police Report (Clause 1) (cont'd)

MOVED by Ald. Rankin,

THAT this Clause as submitted by two members of the  
Community Services Committee be deferred pending the hearing  
of a delegation as requested, and that following the delegation,  
the matter of the restaurant's liquor license be considered and  
dealt with by Council.

- CARRIED UNANIMOUSLY

Preventive Health Measures  
for Vancouver (Clause 2)

MOVED by Ald. Rankin,

THAT the resolutions contained in this Clause be received  
and the recommendation be approved.

- CARRIED UNANIMOUSLY

II. Report of Vehicles for Hire  
Board, June 9, 1976

The Council considered this report which contains two  
clauses identified as follows:

- Cl. 1: Application to Operate Charter Limousine  
Service - Pacific Limousine Services Ltd.
- Cl. 2: Complaint re Impounded Car - Mr. Larry Boden

Clauses 1 and 2

MOVED by Ald. Rankin,

THAT the recommendations of the Board contained in Clauses  
1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Alderman Kennedy was opposed to Clause 1)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450,  
BEING THE LICENSE BY-LAW  
(Tax Buyers)

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Volrich opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Marzari,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Volrich opposed)

MOTIONS

- A. Allocation of Land for Lane Purposes  
(North 4 feet of the South 10 feet  
of Lots 9, 10 and 11, Block 102, D.L.  
196, Plan 196)

MOVED by Ald. Marzari,  
SECONDED by Ald. Kennedy,  
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 4 feet of the South 10 feet of Lots 9, 10 and 11, Block 102, District Lot 196, Plan 196. The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated June 4, 1976, and marginally numbered LF 7726, a print of which is attached hereto;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -  
New Central Hotel Elevator

advised that the elevator at the New Central Hotel was not operating properly, and it was

MOVED by Ald. Rankin,  
SECONDED by Ald. Harcourt,  
THAT the City Manager be requested to report back on what action might be taken to ensure that the elevator in question operates properly.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird -  
Heavy Equipment Parked  
on City Streets

again referred to a number of complaints received concerning heavy equipment being parked on City streets, particularly on the north side of Wall Street.

The Mayor requested the Alderman to discuss the matter with him with a view to having the Police enforce the appropriate By-law.

- - - - -

The Council recessed at approximately 3:35 p.m. to reconvene 'In Camera' in the No. 3 Committee Room.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of June 22, 1976, adopted on June 29, 1976.

*A. Phillips*  
MAYOR

*B. N. Little*  
CITY CLERK

Manager's Report, June 18, 1976 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of the Lane North of 16th Avenue East of Ash Street  
Abutting Lot 1, Block 480, D.L. 472, Plan 792

The City Engineer reports as follows:

"The owner of Lot 1, Block 480, D.L. 472, Plan 792 is prepared to dedicate the north 10 feet of this lot for lane purposes provided he can lease the area back until it is required for the opening of a lane in the block. As this will be the first portion of lane acquired in this block, it will be some time before a lane can be opened.

I RECOMMEND that the City accept the dedication of the north 10 feet of Lot 1, Block 480, D.L. 472, Plan 792 for lane purposes and that the portion of lane so dedicated be closed, stopped up and an agreement, in accordance with the Encroachment By-Law, be entered into giving the owner of said Lot 1 the use of the 10-foot strip subject to the following conditions:

- (a) There be no annual charge for the encroachment.
- (b) No structure to be erected on the area."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Closure of Prince Edward Street and Guelph Street from 7th Avenue to 8th Avenue  
and the Lanes in the Blocks Bounded by Brunswick Street, Guelph Street, 7th  
Avenue and 8th Avenue, Block 41, D.L. 200A and Block 104, D.L. 264A

The City Engineer reports as follows:

"On December 9, 1969, Council adopted the recommendations contained in a report from the Director of Planning dealing with the boundaries of Mount Pleasant Park and adjacent school site. The approved boundaries included portions of Prince Edward St. and Guelph St. from 7th Ave. to 8th Ave. and the lanes contained in the blocks bounded by Brunswick St., Guelph St., 7th Ave. and 8th Ave.

In the intervening time, the properties have been acquired. The City expropriated the last portion of lane (formerly Lot "A") to be acquired. We obtained title to this in March, 1976. With this title and the details of Prince Edward St. allowance boundaries now determined, the closure and subdivision can proceed.

The School Board presently have access to Mount Pleasant School (Lot A, Block 102 and 105, D.L. 264A) from the portion of Guelph St. to be closed.

It has been mutually agreed that the School Board will acquire the portion of Guelph St. to be closed, and the park site will contain the closed portion of Prince Edward St. and the closed lane within the blocks on both sides of Prince Edward St. between 7th Ave. and 8th Ave.

I RECOMMEND that the portion of Prince Edward St. between 7th Ave. and 8th Ave. together with the lanes contained in the blocks bounded by Brunswick St., Guelph St., 7th Ave. and 8th Ave. as shown hatched on the attached sketch be closed, stopped up and title be taken thereto subject to the following conditions:

- (a) The cost of physically closing the streets and lanes to be to the account of the Park Board.
- (b) A public utilities easement to be reserved over the entire closed portion of Prince Edward St.
- (c) All utilities other than those on Prince Edward St. to be removed at Park Board's expense or easements to be provided to contain them.
- (d) The closed portions of street and lanes to be subdivided with the abutting lands.
- (e) The consolidated site then be placed in the care and custody of the Park Board.

Cont'd . . .

Clause 2 Cont'd

I further RECOMMEND that Guelph St. from 7th Ave. to 8th Ave. as shown shaded on the attached sketch be closed, stopped up and conveyed to the School Board subject to the following conditions:

- (f) The portion of Guelph St. so closed to be consolidated with the abutting School Board property.
- (g) A public utilities easement to be reserved over the entire closed portion of Guelph St.
- (h) All costs to effect the physical closure of the street to be to the account of the School Board."

The City Manager RECOMMENDS that the foregoing report be approved.

3. Tender No. 57-76-5 - Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops

The City Engineer and Purchasing Agent report as follows:

"On April 26, 1976 tenders were received for the supply and delivery of reinforced concrete sewer pipe and manholes. Tenders were received from four firms as follows:

PIPE TENDER				MANHOLE TENDER	
NAME OF FIRM	TOTAL BID PRICE *	ITEMS ON WHICH LOW BIDDER	REMARKS	TOTAL BID * PRICE	REMARKS
Ocean Construction Supplies Ltd.	\$417,980.00	12",15", 18",27", 42",48", 54",60", 72"	To City Specifications	\$218,531.20	To City Specifications
Lafarge Concrete Ltd.	\$463,430.00	21",24", 30",36" ***	Not to City Specifications	\$222,059.80	To City Specifications
	\$485,760.00	None	To City Specifications except 12" & 15"		
Docla Concrete Pipes Ltd.	\$464,930.00	-	To City Specifications	\$246,037.00	To City Specifications
Canadian Johns-Manville Co. Ltd.	\$244,330.00**		Not to City Specifications		No Quotation

\*Based on Total price including freight charges (but excluding "local content" and 7% Provincial Sales Tax).

\*\*Tendered only 12" to 36" asbestos cement which is not to City Specifications. After applying "local content" prices to the tenders, Canadian Johns-Manville was not the low bid in any of the individual items.

\*\*\*'Packerhead' pipe exceeds maximum allowable water absorption specified.

Manager's Report, June 18, 1976 . . . . . (WORKS - 3)

Clause 3 Cont'd

CONCRETE PIPES

The low bid meeting City specifications was received from Ocean Construction Supplies Ltd. for a sum of \$417,980.00. Ocean Construction Supplies has a history of good service with the City, having provided us with prompt delivery and good technical service.

CONCRETE MANHOLE SECTIONS AND TOPS

The low bid for manhole sections and lids was received from Ocean Construction Supplies Ltd. for a sum of \$218,532.00. These sections and tops meet City specifications.

The City Engineer and the Purchasing Agent RECOMMEND that the total contract for Pipe and Reinforced Concrete Manhole Sections and Tops be awarded to Ocean Construction Supplies Ltd. at a total cost of \$636,511.20 (excluding 7% Sales Tax), based on estimated requirements for the next one-year period."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and the Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Colour of City Automobiles

The City Engineer reports as follows:

"For many years the standard colours for City vehicles has been orange for trucks, heavy equipment and panels and dark green for cars. For some time we have been concerned with the appropriateness of the dark green colour used on City cars, particularly with regard to:

- (a) safety due to visibility, and
- (b) difficulties of keeping cars clean.

In these regards the dark green colour rates poorly. Research we have carried out on this matter shows that lighter coloured vehicles show dirt less, are more visible under all conditions prevailing in Vancouver and are increasingly becoming more popular for civic purposes and, therefore, more available.

Research shows that visibility is the most important consideration and a safe colour must be highly visible under day, night, cloudy and sunny conditions and against various backgrounds. In this respect particularly and in the other respects generally, the following colours are the best in order of technical preference:

- (a) Yellow-green (lime-yellow).
- (b) White.

We recommend that the City colour for cars be changed from dark green to either the yellow-green or white colour.

Two City door signs have been used as shown in Appendix "A" and "B". The red insignia (Appendix "A") has been used with the green cars of all departments and the black insignia (Appendix "B") has been used on Engineering Department vehicles. We suggest that the red insignia is not appropriate, particularly if a yellow-green car colour is chosen. Furthermore, a more neutral insignia would be more efficient and less costly, since it would match all colours used by the City. We recommend that the insignia that has been used on City vehicles, as shown in Appendix "B" (black), be utilized on all City vehicles, as there will be no problem in colour matching and costs will be less. Furthermore, each department would be identified on the vehicle door and in many cases this is an advantage. Accordingly, insignia now used on many City vehicles are proposed to be used on all City vehicles, as shown in Appendix "C".

It is proposed that the conversion outlined above take place as new vehicles are purchased or when repainting or other repairs are necessary during maintenance. In this fashion very little additional cost will result in the

Manager's Report, June 18, 1976 . . . . . (WORKS - 4)

Clause 4 Cont'd

conversion. Accordingly, no special budget is required for the conversion and City budgets normally used for repainting and installation of insignia would be used for this purpose.

RECOMMENDATION:

The City Engineer RECOMMENDS that the existing City colour for cars be changed from dark green to yellow-green (lime-yellow), or white if Council prefers, together with appropriate change in insignia. As the conversion is proposed to take place on replacement of vehicles, no special costs will be incurred."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

5. Local Improvements on the "Initiative Principle"

The City Engineer reports as follows:

"FIRST STEP

General

As required by the Local Improvement Procedure By-Law, projects for -

- Pavements and Curbs (Higher Zoned)
- Pavements and Curbs (Collector Streets)
- Lane Pavements (Higher Zoned)
- P. C. Concrete Sidewalk

shown on the attached schedule dated June 11, 1976, are advanced to Council on the 'Initiative Principle'.

Information on Projects

Chestnut Street

Pavement and curb from Ogden to Greer and P. C. Concrete sidewalk on the west side only from Greer to 230' N/Ogden, except opposite 215 feet abutting lots 8 - 13 inclusive, Block 177.

City Council on July 9, 1974 unanimously approved the proposal of the City Engineer that he be authorized to initiate the installation of pavements and curbs and sidewalk under the Local Improvements Procedure. This will improve both vehicular and pedestrian access to the Community Music School, Planetarium, and museums.

Carolina Street - 8th to Broadway

Requested by one of the few property owners who reside on this street, initiation of this project will tie in with paving, this summer, of the block immediately north as a result of a petition signed by a majority of property owners.

Vernon Drive - Napier to William

Initiated on request of an abutting business concern, this project will contribute to the gradual improvement of streets in this industrial area. Numerous requests are received for street improvement in this neighborhood.

William Street

Cotton Drive to the L/E Cotton, and Commercial Drive to the L/W Commercial.

Relates to the Britannia Community Services Center. The street is closed from the lane east of Cotton to the lane west of Commercial. A paved cul-de-sac is required on the west and completion of the remaining open portion on the east is felt appropriate.

Cont'd . . .

Manager's Report, June 18, 1976 . . . . . (WORKS - 5)

Clause 5 Cont'd

22nd Avenue - Renfrew to Nootka

This project is being initiated on the request of the owner of an abutting business.

Vehicular parking abuses the boulevard and inconveniences pedestrians near the local shopping area. The proposed improvement would separate the road and sidewalk adjacent to these several stores.

Maintenance of the shoulders by City crews has no permanent effect and the Police Department is unable to give continuous surveillance.

37th Avenue - Osler to Oak

Requested by the Board of Parks and Recreation in connection with Van Dusen Gardens, this project will complete a permanent pavement with curbs on 37th from Granville to Cambie.

71st - Hudson to Oak

On September 10, 1974 Council unanimously approved a recommendation of the City Engineer that a paved strip costing \$10,000 be installed to alleviate transit-produced dust and noise inconvenience to abutting dwellers, and that subsequently a local improvement be initiated for curbs and gutter.

(Further investigation showed that saving would result from installing pavement simultaneously with curb and gutter.)

71st at S. W. Marine

Consolidation of property, and adjacent street closure has left a wide street end. Curb realignment and sidewalk installation will regulate traffic movements and improve the area.

Nelson Street - Denman to Bidwell, Jervis to Bute, Bute to Thurlow

In keeping with Council's request to improve deteriorated pavements on West End streets east of Denman, as quickly as possible, these 3 blocks on Nelson are being initiated at this time because they are among the most deteriorated streets in the west end.

Lanes

L/W Cambie - 39th to 41st

This lane is being initiated as a result of the request of the manager of an abutting commercial property, for a higher quality of lane surface.

L/N 41st - L/W Cambie to Ash

This lane is a short residentially zoned leg of the above lane, and is being initiated for continuity.

L/S Cornwall - Larch to Balsam

Improvement is requested by an abutting tenant.

The following lanes are being initiated at this time because they are relatively costly to maintain:

- L/S Franklin - Kamloops to Penticton
- L/S Hastings - Jackson to Princess
- L/S Pendrell - Jervis to Bute
- L/S Robson - Nicola to Cardero and Cardero to Bidwell
- L/S 4th - Ontario to Manitoba
- L/S 7th - Alder to Spruce



Manager's Report, June 18, 1976 . . . . . (WORKS - 6)

Clause 5 Cont'd

Capital Funds

Funds for the City's share of the cost of these projects are available in the Streets 1976 Capital Budget."

The Director of Finance reports as follows:

"SECOND STEP

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated June 11th, 1976.

The estimated total cost of these improvements is \$582,032 and the City's share of the cost is \$334,464.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) The Court of Revision for the projects listed in the attached schedule dated June 11th, 1976 be held at 10:30 a.m. Thursday, August 12, 1976.

FOR COUNCIL ACTION SEE PAGE(S) 288-9

MANAGER'S REPORT, June 18, 1976 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Mount Pleasant Summer Fun Program - Grant Request

The Director of Social Planning reports:

"The Mount Pleasant Summer Fun Program, sponsored by the Fairview Little People's Society, operates out of the Mount Pleasant Community School at 7th and Guelph. The program will provide supervised activities for children aged 6 to 12 through July and August. To date, 130 children have pre-registered for the program. All are from either low income or welfare families. About 60% need a supervised program as there is no one home during the day. Many of the children in the program are recent immigrants. One of the program's goals is to help them maintain and improve their English during the summer and to encourage cultural interaction, understanding and sharing. The program runs 8 weeks and uses the Mount Pleasant School gym, equipment and kitchen. Activities include arts and crafts, cooking, sports activities, and field trips.

The area served by the program is bounded by Main and Kingsway, Broadway, and Clark. these major traffic routes have cut off this enclave from other services in the Mount Pleasant area such as the Mt. Pleasant Community Centre. There are no Parks Board or Neighbourhood Services Association programs or facilities in the area.

The Society has approached 13 agencies for funding for the summer program. Six have provided staff or funding support but the program still needs funds to hire at least 2 more staff.

The request to the City is for \$2,700 for salary (\$600/month) and benefits for 2 leaders for 8 weeks.

The Director of Social Planning recommends that a grant of \$2,700 be approved for the Mount Pleasant Summer Fun Program. If approved, the grant is to be administered by the Fairview Little People's Society."

The Comptroller of Budgets advises that if this grant is approved the source of funding is Contingency Reserve.

The City Manager submits the above report of the Director of Social Planning for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 389

Manager's Report, June 18, 1976 . . . . . (HARBOURS - 1)

HARBOURS AND PARKS MATTERS

INFORMATION:

1. Street Closure Request from Park Board  
Woodland Drive: 14th to 15th Avenues

The City Engineer reports as follows:

"By letter dated June 2, 1976, the Board of Parks and Recreation sent the following resolution to Council: 'That the Board urge City Council to act as quickly as possible to have Woodland Drive closed between 14th and 15th Avenues in order that development improvements to Clark Park can proceed'.

BACKGROUND

Park Board staff wrote to the City Engineer in mid-January of this year requesting consideration of the closure so that the Park Board could undertake some development as a project in the Cedar Cottage N.I.P. program.

For a variety of reasons (workload, lengthy absence of a senior staff member of the Traffic Division) consideration of this proposal has been delayed.

Our review of the proposed closure ramifications and the background of development has been completed. The resident survey that is required by Council resolution is now being done and the results will be available by the end of June."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 389

Manager's Report, June 18, 1976 . . .

(BUILDING - 1)

BUILDING & PLANNING

CONSIDERATION

1. Appeal - Retention of Dwelling Unit - 74 West 21st Avenue.

Mr. C. Kyriakopoulos has made an application to appear before City Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"Our records show that in 1956, a Building Permit was issued to convert the above building into one dwelling unit on the main floor, one dwelling unit on the second floor with no living or sleeping quarters in the basement. This work however, was never completed.

Inspection of the building in October, 1971 found that the basement had been altered to provide one housekeeping unit, and the main and second floors were occupied as one dwelling unit.

Mr. Kyriakopoulos made applications to City Council under the Hardship Policy in 1971, 1972, 1973 and 1974, and in each instance Council instructed the Director of Permits and Licenses to withhold enforcement action with the last application expiring December 10, 1975. All of the applications indicated that the owner was either temporarily unemployed or earning a rather low rate of pay.

In April of 1976 the Hardship Committee considered a further application by Mr. Kyriakopoulos and recommended refusal. This new application indicates the applicant is married with two dependents, fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of \$1,571.16 per month. The Committee further noted that neither age nor health were factors."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION THIS DAY: Mr. C. Kyriakopoulos

2. 2780 West 39th Avenue. Appeal re Projection into Side Yards.

Mr. Don Fuller has asked permission to appear before City Council as a delegation requesting that enforcement action be withheld with respect to the projection of the eaves of the above dwelling into the required side yard.

The Director of Permits and Licenses reports as follows:

"On December 4, 1975, a Building Permit was issued for the erection of a one family dwelling having a flat roof with a maximum projection of one foot of the eaves into the required side yard. When the building was framed and inspection called for, it was found that a mansard roof had been installed instead of the flat roof and that the eaves projected 28" into the required side yard. The maximum permitted under the Zoning and Development By-law is 21".

An application was made to the Board of Variance for a relaxation of the By-law but on April 21, 1976, this appeal was refused. On May 3, 1976, a notice was sent to the registered owner requesting that the eaves be reduced so that the maximum projection into the required side yard was 21".

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION REQUEST: Mr. D. Fuller

### RECOMMENDATION

#### 3. Promotion of the Residential Rehabilitation Assistance Program in N.I.P. Areas.

The Director of Planning reports as follows:

#### "I PURPOSE OF REPORT

The purpose of this report is to recommend the retention of R.R.A.P. promoters and seek approval of an appropriation of N.I.P. funds to provide for this staff.

#### II BACKGROUND

In June of 1975 City Council approved Kitsilano and a portion of Cedar Cottage as Neighbourhood Improvement Program areas. These were the City's first N.I.P. programs. In September of 1975 City Council further approved the Downtown East Side and part of the Mount Pleasant area for Neighbourhood Improvement Programs. Implementation has now begun in the first two areas while planning is well underway in the latter two areas.

The Residential Rehabilitation Assistance Program is a housing improvement program of the Federal Government that is available to property owners only within N.I.P. areas and is intended to compliment the N.I.P. program. Under R.R.A.P. a property owner can receive up to \$10,000 per dwelling unit to make improvements. Depending on income, and depending on whether or not the property owner is resident on the property, up to \$3,750 of the loan can be a forgivable grant.

Clause No. 3 Continued.

When the City's first N.I.P. programs were initiated in Kitsilano and Cedar Cottage, promotion of the R.R.A.P. program was limited to what could be included in the flyers and newsletters being prepared by the Planning Department site offices in those areas. As demonstrated in Appendix II, initial uptake was slow and during the first year of the program there were approximately 50 applications in Cedar Cottage and 80 in Kitsilano. However in June of 1975 C.M.H.C. hired a summer student to work full-time in R.R.A.P. promotion. This was followed in October and November of 1975 with promoters in Kitsilano and Cedar Cottage funded through N.I.P. Total applications during the life of these two promotions were approximately 101 in Cedar Cottage and 205 in Kitsilano.

In January of 1976 four persons were hired through the L.I.P. program to promote R.R.A.P. in the City's N.I.P. areas (i.e. Kitsilano, Cedar Cottage, Mount Pleasant and Downtown East Side). The success of this promotion is detailed in Appendix II and can be attributed to both the system being used by the City to promote R.R.A.P. and to increased involvement by C.M.H.C. Over the past two years, it is estimated that R.R.A.P. has or will assist in the renovation of approximately 1158 buildings that have applied to date, for a total potential investment of possibly \$4,088,800.00.

Active promotion of the R.R.A.P. program has had a number of benefits. i) Residents of N.I.P. areas are assured of at least becoming aware of the opportunities offered to them by the program. The outright number of applications is therefore greater and the City and its N.I.P. areas benefit thereby. ii) By having staff to deal specifically with the R.R.A.P. program, better service can be given to residents within the N.I.P. areas in terms of more detailed explanation of the program, assistance with the application and other forms, liaison with C.M.H.C., organized promotion, etc. iii) City staff allocated to the N.I.P. program can concentrate on that program and not be constantly diverted to R.R.A.P.

### III CONTINUATION OF R.R.A.P. PROMOTION

The L.I.P. funding currently being used to hire the four R.R.A.P. promoters terminates on June 25, 1976. Although C.M.H.C. have prepared R.R.A.P. literature and have paid for the distribution of brochures and ads in the N.I.P. areas, they are not geared up for detailed on-site promotion. Since it is felt necessary to actively promote R.R.A.P. in order that the program is successful, and since it is felt that the City and the N.I.P. areas within the City benefit greatly from the R.R.A.P. program, it is recommended that the City carry on with R.R.A.P. promotion until December 1976.

It is estimated that adequate promotion will require one full-time staff person in Kitsilano, one full-time staff person for Cedar Cottage/Mount Pleasant spending 1/4 time in Cedar Cottage and 3/4 time in Mount Pleasant, and one full-time staff person in Downtown Eastside. In the Downtown Eastside the ability to speak Chinese is an essential requirement of the position.

Each of the respective Neighbourhood Improvement Citizen Committees have recommended the retention of the R.R.A.P. promoters.

Council should note that it will be a requirement of the 1976 P.R.A.P. agreement between the Province and the Federal Government that administration and promotion of the R.R.A.P. program will be the responsibility of the municipality. Vancouver's approach to R.R.A.P. administration is currently being worked out by the Director of Permits and Licences and the Director of Planning for report to Council in the Fall of 1976. On-going R.R.A.P. promotion in all N.I.P. areas will be dealt with in greater detail in that report. In order to adequately respond to P.R.A.P. inquiries upon announcement of the 1976 agreement, it is anticipated that the existing R.R.A.P. promoters will be used on a part-time basis in the newly designated areas (Grandview-Woodland and Riley Park) until a staff and budget report is presented to Council.

Clause No. 3 Continued.

C.M.H.C. have concurred with this proposal.

The Director of Planning recommends:

- (1) THAT City Council authorize the retention of R.R.A.P. promoters to serve in Kitsilano, Cedar Cottage/Mount Pleasant and the Downtown Eastside for a period not to exceed six months.
- (2) THAT the Director of Personnel Services classify the positions and submit his recommendations to the City Manager for approval.
- (3) THAT City Council approve the appropriation and expenditure of N.I.P. funds, not to exceed \$21,200 as detailed in Appendix I, to provide for the above recommended staff and supporting costs for the continued promotion of the RRAP program for a period of six months to December 1976. The promoters will be subject to classification by the Personnel Services Department, and the detailed budgets will be subject to approval by the City Manager, by Minute of Authorization, prior to any expenditures taking place.

Under N.I.P. the costs are shared as follows:

C.M.H.C.	\$10,600
Province	\$ 5,300
City	\$ 5,300."

The City Manager ~~recommends~~ that the recommendations of the Director of Planning be approved.

4. Robson Street Character Area Study - Progress Report and Request for Funds.

The Director of Planning and the City Engineer report as follows:

"The purpose of this report is to inform City Council of progress on the Robson Street Planning Study; and to seek approval for the expenditure of up to \$4000. to carry out a related survey of parking needs.

City Council on April 13, 1976 considered recommendations of the Standing Committee on Planning and Development regarding 'The Market Place' development proposal in the 1000 block Robson Street.

Council approved recommendations including the requirement:

- 'B. THAT the Director of Planning be instructed to re-examine the Downtown Guidelines with a view to stressing and retaining the linear nature of Robson Street, and the City Engineer be requested to review the future pedestrian/transit role of Robson Street.'

Council was subsequently advised of the proposal to encourage the formation of an informal advisory Planning Group from interested property owners and tenants.

Clause No. 4 Continued.

The owners and tenants have now formed a Re-development Association. They also have a working Committee with some 10 members. The Chairman is Mr. R. Yacht. The Co-chairman is Mr. D. Street.

Several meetings have already been held, and the working Committee is meeting every one or two weeks at the present time.

The working Committee have expressed several concerns regarding the re-development of Robson Street. These include the decrease in the number of pedestrians and shoppers; the deteriorating physical appearance of the street; the lack of adequate parking facilities; and the possible future "transit/pedestrian" mall proposals.

From discussions both within the Committee and with the Planning Department, it is apparent that there is a need for more information about Robson Street to enable conclusions and recommendations to be prepared.

Required information includes - inventory of goods and services available; who shops on Robson Street; why; where did they come from and how; shoppers' attitudes to Robson Street; merchants' attitudes; determination of the seriousness of the parking problem.

On May 20, 1976, the Working Committee requested that 'The Director of Planning be asked to carry out a survey of pedestrians and merchants by June 30th.'

The pedestrian survey is to be carried out between June 22 and June 27. This survey will be financed from the Director of Planning's Consultant fund at a cost of under \$1700.

The merchant survey will be carried out over a three week period commencing by June 22, by Planning Department Staff.

Parking Survey

The Working Committee believes that more off-street parking is needed at appropriate locations to serve Robson Street. On May 20th the Advisory Committee requested that 'The City Engineer be asked to carry out a parking needs study for each of the three blocks (1000, 1100, 1200) to assist in determining future parking needs.' The Working Committee has established a timetable for a work program leading to a presentation to Council Committee in the early fall of this year and the parking information is required as soon as possible.

This parking Survey would establish current usage patterns of the various types of parking serving the area. An analysis would be done to determine appropriate parking requirements for the Robson character area. It would also provide information to do a better evaluation on the amount of off-street parking proposed for the revised 'Marketplace' development in the 1000 block Robson.

The City Engineer notes that it is not possible to do this parking study with existing staff resources until early 1977. Consequently, using Consultant services is the only way to meet the Robson Street Working Committee timetable. The cost of this study would not exceed \$4000.



Manager's Report, June 18, 1976 . . . (BUILDING - 6)

Clause No. 4 Continued.

It is Recommended:

That the City Engineer be authorized to employ a Consultant at a cost not exceeding \$4000 to carry out a parking needs survey of each of the 1000, 1100 and 1200 block Robson Street; such funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 386 + 390

A-6

MANAGER'S REPORT, June 18, 1976 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATION1. Southwest Marine Drive - Building Line

The City Engineer reports as follows:

"On February 11, 1975, Council referred the following motion to the City Engineer for consideration and report back 'That Council declare as a policy that S.W. Marine Drive not be regarded, or further designated, as a major arterial highway. Further, that Council declare its intention that there be no further widening of S.W. Marine Drive beyond its present width'.

A. BACKGROUND1. Historical

In the 1930 Bartholomew plan, S.W. Marine Drive was identified as a 'major street to be widened'. The proposed width was 100 feet. (Established building line is to provide a 100-foot street allowance).

In the 1947 Bartholomew plan, S.W. Marine Drive was identified as a Major Street and Scenic drive with a 100-foot street allowance.

In the 1963 Major Street Plan Review, Marine Drive, from U.E.L. to Burnaby, was identified as a primary arterial, except for the section between 70th Avenue and Oak Street.

2. Current

The street allowance on S.W. Marine Drive from U.E.L. to Granville Street varies from 66 ft. to 73 ft. to 80 ft. to 83 ft. to 100 ft. Approximately 50% of this length has had some widening of the street allowance beyond 66 ft.

Southwest Marine Drive is currently functioning as an arterial street and carries traffic volumes similar to other arterials in the area.

<u>Location</u>	<u>Daily Volume</u>	
	<u>at Blenheim Street</u>	<u>at Yew Street</u>
S.W. Marine Drive	13,750 vehs.	9,000 vehs.
41st Ave.	14,150 vehs.	8,250 vehs.

Southwest Marine Drive, in terms of the arterial street system, is located at the southwest edge of the City and functions to 'tie together' all the east-west and north-south arterials, at the same time providing a continuous arterial connecting to Marine Drive in the U.E.L. (see Map I). Southwest Marine Drive is undeveloped (2-lane strip pavement, gravel shoulders) from Angus Drive to the U.E.L.

B. FUTURE

Improvements to S.W. Marine Drive were not a part of the defeated 1976-80 5-year plan street projects. Present planning considers major improvements necessary (4-lane pavement) in the post 1980 period. No program of acquiring street widening is in progress now, or scheduled.

Continued on Page 2. . . .

MANAGER'S REPORT, June 18, 1976 . . . . . (FIRE - 2)

Clause No. 1 Continued

C. IMPLICATIONS OF COUNCIL RESOLUTIONS

If Council decided that S.W. Marine Drive was not to be 'regarded, or further designated, as a major arterial highway', then, presumably, measures would have to be implemented (barriers, street closures, etc.) to limit traffic to local areas only and divert all non-local traffic to other routes (41st Avenue, 49th Avenue). Because 41st Avenue connects to the U.E.L., this would be the logical route for the diverted traffic. There is not sufficient capacity through the Kerrisdale shopping area, unless 7 a.m. to 6 p.m. parking prohibitions were implemented.

Not using S.W. Marine Drive as an arterial is not considered appropriate because there is really no place to divert the traffic.

Potential developments at the University and in the U.E.L. will require additional transportation service and S.W. Marine Drive will be a necessary component of that service, along with other appropriate east-west arterials.

With respect to the second part of the proposed Council resolution, stating that there be no further widening of S.W. Marine Drive beyond its present width, it has already been noted above that there are no immediate proposals for widening. The major concerns of the residents are that widening of the street would affect their front yard landscaping along S.W. Marine Drive. Even if widening were to take place in the next ten years, it would be to four lanes and this would not affect the landscaping. Accordingly, the existing building line situation provides for the future needs of the City without detrimentally affecting property owners along S.W. Marine Drive. It should not be altered.

SUMMARY

Southwest Marine Drive has been for many years and is now an important major street carrying traffic volumes equal to those of 41st Avenue. It is the shortest route connecting the Endowment Lands and West Point Grey with areas to the south and east and is the logical route for this purpose. Any declassification of Southwest Marine Drive would result in these necessary trips being diverted into the residential streets to the north which are narrower, have smaller lot sizes and have far more people living along them. In addition, the setbacks are not as great as on Marine Drive and, therefore, the property owners are closer to the traffic. Diversion of traffic from Southwest Marine Drive to these streets to the north would increase trip lengths and would significantly increase the number of people detrimentally affected, when compared to those along Southwest Marine Drive. For these reasons, Southwest Marine Drive should be retained as a major street in the City street system, including the retention of the existing 100-foot building line to provide for future needs of the City."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

(DELEGATION REQUEST)

Continued on Page 3. . . .

CONSIDERATION

2. Sidewalk Cafes

The City Engineer reports as follows:

"Council, in 1975, approved a number of sidewalk cafe applications, this approval being subject to the applicant entering into a two-year lease agreement with the City. The sidewalk cafes operated successfully in 1975, and all are operating again this year.

The purpose of this report is to consider the application from Mr. G. Zerbinos, owner of the Marathon Restaurant, 3121 West Broadway, to establish a sidewalk cafe.

The Liquor Administration Branch will consider extending this cafe's alcoholic beverage permit, provided the City first authorizes the cafe and the area is defined by a lease agreement.

In 1975, Council established a rental rate of \$100 per month for each cafe, with the 1976 rental to be based on adjacent property rentals as determined by the Supervisor of Property and Insurance. Since the other sidewalk cafes are in the second year of a two-year lease, the City Engineer considers the lease for this cafe should cover only 1976.

This would result in all leases terminating at the end of 1976, at which time the City Engineer will present to Council a proposal for renewal of leases on a long-term basis, i.e. three to five years.

The 1976 rentals established for cafes on Granville Mall and in Gastown vary from \$145 to \$230 per month, depending on the location and sidewalk area. The rental established by the Supervisor of Property and Insurance for the cafe on West Broadway is \$40 per month, based on adjacent rental values. The City Engineer feels this rate is low and, accordingly, asks Council to consider establishing a minimum rental of \$100 per month for sidewalk cafes throughout the City when the calculated monthly rental rate is less than \$100 per month.

The Engineering Department has determined that pedestrian movements will not be unduly restricted by the proposed cafe.

The City Engineer submits the following RECOMMENDATIONS and CONSIDERATIONS

RECOMMENDATIONS

- A. The proposed sidewalk cafe at 3121 West Broadway be approved;
- B. The Director of Legal Services be directed to finalize lease arrangements based on a one year lease, for signature by the City Engineer and the Director of Legal Services;
- C. The Liquor Administration branch be notified that Council has approved the sidewalk cafe and lease arrangements.

CONSIDERATIONS

- A) The rental for the sidewalk cafe at 3121 West Broadway be established at \$40 per month based on adjacent rental values; or
- B) The rental for the sidewalk cafe at 3121 West Broadway be established at a minimum of \$100 per month."

The City Manager submits the above report of the City Engineer for  
CONSIDERATION.

FINANCE MATTERS

RECOMMENDATIONS:

1. Funds to Prepare a Coloured City Land-Use Map

The Director of Planning reports as follows:

"The City presently has no overall Land-Use map of Vancouver, although in recent years, the Zoning map has been used for this purpose by both city staff and the public. The Zoning map, however, is at best only a general visual aid. It does not represent details of Land-use (such as schools or parks in residential areas), the use of areas zoned CD-1 or mixed land-uses in any zone.

A coloured city land-use map would be a valuable visual aid and working tool for planners and other city staff as well as the public at large. At a glance, it gives the reader a good general impression of the city's structure and with particular reference to any point or area a descriptive picture of the district around it.

A good deal of demand has already been demonstrated for such a map. Information requests received by the Planning Department (from students, teachers, businesses, other government agencies and citizens in general) frequently ask for land use maps of the city. Similar requests also pass through the Information Centre of the City Clerk's Department. It is likely that the maps would be even more popular once a few were seen around.

Considering possible demand, there is a good chance that much of the cost of producing these maps could be recovered through sales. Schools and libraries alone could use many of these but it is likely that most demand would come from business offices.

The opportunity presents itself now for preparation of a city land-use map because land-use information on the Planning Department 1": 200' scale maps is to be updated to June, 1976. It would take only minimal time to generalize this information onto a map scaled to include the entire city.

Maps produced this year would remain useful for several years. Most land use changes would not significantly alter the map (especially considering that information would be generalized to a block-face level). Further, in a city as developed as Vancouver, there would be very few major changes which would occur. We could, therefore, continue to sell this year's printing (information accurate to June, 1976) for a number of years without requiring a updating. For the same reason (i.e., minor changes over time) subsequent updating need not be a significant cost in terms of staff time.

Cost estimates below are for multi-coloured land-use maps similar in appearance and size to the existing Zoning maps, (2' X 3'). Although larger sizes will not be available, once the map is prepared it can be photographed and the slide used for such purposes as presentations where larger maps are needed.

No staff time is available to be directed to this project. The Chief Draftsman estimates he would need a temporary Planning Assistant II for two months to complete the job. He further estimates the printing and material costs to run as follows:

- For 500 maps --- up to \$2,500
- For 1000 maps --- up to \$3,500
- For 2000 maps --- up to \$4,250

The Administrative Officer, Planning, advises that there are no funds within the Department budget. The Comptroller of Budgets advises that, if the recommendations of this report are approved, the source of funds would be Contingency Reserve.

RECOMMENDATION

It is recommended that:

- (1) Funds be approved to hire one Planning Assistant II for a temporary period of two months to work on the production of a city land-use map (cost: \$2100 including fringe benefits)

Clause 1 Cont'd

- (2) Funds be approved for material and printing costs of 1000 land-use maps as described in this report (cost: \$3,500)
- (3) The source of funding to be Contingency Reserve
- (4) The Land-use maps be sold at a cost which will recover the total cost other than the cost of the Planning Assistant II (\$2100)."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved.

2. Park Board Staffing - Establishment of Central Filing System

On June 25th, 1974, Council considered the Overview Study of Peat Marwick. Part of this report recommended the establishment of two stenographic positions and noted that it was not a complete re-organization and that further examination could result in additional staff positions being requested.

On October 21st, 1975, when considering a Joint Report of the Standing Committees of Finance and Administration and Community Services on a re-organization as proposed by the Task Force on Recreation, Council approved the following amended Task Force recommendation:

"Instruct the City Manager to undertake an immediate review of the number of secretarial staff required."

A complete review of the secretarial workload was delayed pending the appointment of the Park Board's Manager of Operational Systems who has submitted the following report to the City Manager:

"The Park Board currently employs 6 stenographers and typists who handle a diverse range of tasks related to Park Board operations. Two out of five Divisions do not have their own secretarial help.

The handling of correspondence is relatively unorganized with duplicate filing systems in each Division and in the Superintendent's office. Filing tasks consume slightly more than 8 man hours per day among the 6 secretaries. Moreover, neither of the deficient divisions could fully utilize a secretary on a full-time basis. Rather, the work over-load is evenly distributed among the secretarial staff.

In order to overcome the general over-load of stenographic work in the Park Board, a Central filing system should be installed; the estimated costs being as follows:

	1976		Annual
	Non-Recurring	Recurring	
Clerk II*		\$5,625.	\$11,250.
Furniture	\$1,675.		
Telephone		141.	232.
TOTAL:	<u>\$1,675.</u>	<u>\$5,766.</u>	<u>\$11,482.</u>
* Fringe Benefits included; subject to classification by the Director of Personnel Services. "			

The Superintendent of Parks recommends approval of the foregoing report on the establishment of an additional clerical position.

The Administrative Analyst has reviewed the report and concurs with the foregoing recommendation.

The Director of Finance advises that if this report is approved, the source for the funds will be Contingency Reserve.

Manager's Report, June 18, 1976 . . . . . (FINANCE - 3)

Clause 2 Cont'd

A copy of this report has been sent to the Vancouver Municipal and Regional Employees' Union.

The City Manager RECOMMENDS as follows:

- (a) That an additional clerical position be established in the Park Board to institute a centralized filing system;
- (b) That a total of \$1,675.00 be allocated from Contingency Reserve for the purchase of furniture and equipment to accommodate the above position

CONSIDERATION:

3. Proposed UBCM Letter to the Minister of Human Resources

The Director of Finance has submitted the following report.

"Mayor M.S. Evers, UBCM President, has written to all UBCM members as follows:

'Dear Members:

The following is a letter written to the Minister of Human Resources, the Honourable W.N. VanderZalm concerning the additional monthly per capita charges for social welfare which will be made effective April 1st, 1976. I urge all members affected by these added costs to review the letter's content and to express their individual concerns to the Minister as soon as possible, so that the Minister can be fully aware of the impact of the changes.'

The letter referred to by the UBCM President is as follows:

'The Honourable W.N. VanderZalm,  
Minister of Human Resources,  
Parliament Buildings,  
Victoria, B.C.

Dear Mr. Minister:

I am writing to you on two matters concerned with provincial chargebacks to municipalities for their costs of welfare programmes, both of which I believe to be of the utmost importance. They are as follows:

Municipal Share

Under present provisions and legislation, municipalities over 2,500 population are required to pay 10% of the costs of various provincial social assistance programmes. You are well aware that the U.B.C.M. policy concerning municipal welfare costs is that such costs should not be a charge against the property tax, and in fact you presented a special report to the 1975 U.B.C.M. Convention which stated in part:

...."Municipal Government representing, largely, the owners of real property, has long argued that persons owning property or a home paid for from taxed earnings - taxes which have already helped to pay welfare costs - should not now again be burdened with further costs through double taxation."

The U.B.C.M. and its members still hold firmly to the view that we should not be required to pay 10% - or any percentage - of the costs of social assistance and related programmes when those programmes are developed and established by the Province, when the rates are set by the Province, and when municipalities are powerless to have any effect on the conditions which cause the need for social assistance in the first place.

However, under existing legislation we are required to pay 10%. Unfortunately we have now learned that this year the 10% share will require a per capita monthly billing of \$1.60, up from \$1.30 during the past 12 months. This amounts to an additional \$3.60 extra per capita for the forthcoming fiscal

Manager's Report, June 18, 1976 . . . . . (FINANCE - 4)

Clause 3 Cont'd

year, or a total of approximately \$6.3 million being raised from municipalities. I find that this is an incredible additional amount to be borne, and one that is completely unsupportable under any criteria. In terms of the general restraints being advocated by your Government this year, it is far in excess of a reasonable increase as it amounts to 23% more.

Worse, the Government has already recognized the difficult financial position of the municipalities by granting us an additional \$10 million under the Interim Revenue Sharing Programme through the Minister of Municipal Affairs but this added load from your Department takes back almost two-thirds of that amount.

In addition, I have learned this morning that some municipalities have only just been advised that their monthly welfare per capita billing will be \$1.60, when in compliance with the Statutes they have already set their tax rates for 1976 (the rates by-law to be finalized by May 15th), and thus they have not made adequate provision for this increased monthly billing. Some East Kootenay municipalities which received their April, 1976, billing on May 14th, now realize that they should have levied at least another one or two mills on their taxes but due to lack of official notice, have not done so.

It seems to me that school boards, regional boards, the Assessment Authority and Municipal Finance Authority are all required under Statutes to advise municipalities of their tax requirements well before May 15th, and I can see no good reason why similar information cannot be made available by your Department at a time when the necessary amounts can be budgetted. Under present circumstances, it is not done and the result is that municipalities will be greatly under budgetted.

Municipal Calculation of Costs

In the municipalities which are responsible for paying 10% of welfare costs, there are approximately 1.82 million people. In all of B.C. there are approximately 2.1 million people. But the 1.82 million are charged for welfare costs three times -

- they pay towards the Federal 50% share of welfare costs through their Federal taxes, as it is reasonable to say that most pay at least some income taxes.
- they pay towards the Provincial 40% share of welfare costs through their Provincial taxes, as it is reasonable to say that most pay at least some provincial income and sales taxes.
- AND they pay again through their property taxes, to provide the 10% municipal share.

As you stated in your U.B.C.M. Convention report quoted earlier, the municipal property owners are being affected by double taxation. The truth of the matter is that the municipal property owner is paying three times, while his 300,000 fellow-citizens living in the non-municipal areas of B.C. are paying twice. If the Government recognizes that the 10% municipal share is a charge against real property, then in order to be fair and equitable, that charge should be made against all property in the province and not restricted to that property which is in the 67 municipalities over 2,500 population.

I sincerely urge you to give immediate review to the matters raised in this letter.

Yours truly,  
M.S. Evers, Mayor,  
President, U.B.C.M.'

c.c. The Hon. H.A. Curtis

Comments of the Director of Finance

This would appear to be primarily a political consideration. I would point out that Vancouver did budget for the increase and therefore has no budget problem related to the increase.



Clause 3 Cont'd

The last paragraph of the letter to the Honourable Minister does raise a good point except that it would appear to need further study. To the best of my knowledge, the residents and property owners in the unorganized areas do not receive any benefit from the Provincial Per Capita Grant System paid to or on behalf of the citizens who live in organized municipalities. It is also my understanding that the taxation of and services rendered to citizens in the unorganized areas is not necessarily similar to that affecting citizens living in municipalities. However, it is also my understanding that citizens living in municipalities of less than 2,500 population do receive the benefit of the Per Capita Grant System. Therefore, the point may not be as justified as would appear on the surface and probably should be considered further by the U.B.C.M.

The above letters are submitted to Council for their CONSIDERATION."

Your City Manager submits the above report of the Director of Finance to City Council for CONSIDERATION.

INFORMATION:

4. Charter Amendments

The Director of Legal Services reports as follows:

"No Charter amendments have been sought since 1974. Over the last two years there have been certain proposals approved by City Council and other changes of a housekeeping nature, as well as some of substance, proposed by staff.

Council's proposals for amendments are as follows:

1. Amend section 203(d). This presently requires the unanimity of all members present in order to prohibit specific business activities. The change proposed is to two-thirds of all members of Council.
2. Amend section 279A to give the City power to regulate shops closing on Sundays.
3. Amend section 564A dealing with Heritage designation to provide for
  - (a) control of the interior of buildings,
  - (b) creation of a reduced designation described as a category "B" designation, and
  - (c) designation of areas rather than particular designations.
4. Amend section 565A, which presently prohibits Council from allowing multiple occupancy in a single-family district unless it existed prior to April 1, 1964. It is proposed that this be updated to April 1, 1974.
5. Amend section 488 to redefine the type of parks over which the Park Board has jurisdiction and to clarify what "exclusive jurisdiction" means.
6. Obtain a new section to allow a developer at his option to make payment to the City in lieu of providing required off-street parking.
7. Obtain a new section to allow Council to order essential services to be restored in rooming houses within 24 hours or, in default, to allow the City to perform such work at the owner's expense.

The above-described proposals have already received Council's approval in principle. Unless instructed to the contrary, I will proceed to draft such legislation. This will be resubmitted to Council for approval of the details involved.

The second category of proposed Charter amendments are those raised by various departments. These have not yet been approved by City Council. Most are of a technical nature

Cont'd . . .

Manager's Report, June 18, 1976 . . . . . (FINANCE - 6)

Clause 4 Cont'd

to cure some situation where Charter power is lacking or, in some cases, to match the change in the method of City operations. Still others are of a purely housekeeping nature. Examples of some of the more significant technical proposals are as follows:

1. Obtain the power to enter on private property where an underground wiring project is being undertaken.
2. Legislation to clarify and affirm the status of the Building By-law Board of Appeal.
3. Increase the interest on unpaid business tax from 8% up to 12% and a similar increase in the interest rate on delinquent property taxes.

These and others will also be brought back to Council in due course in final form for consideration and approval."

The City Manager submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

RECOMMENDATIONS:

5. Tenders for Alterations to the Existing Building at 517 - 519 Hamilton Street

The Director of Permits & Licenses and the Supervisor of Property & Insurance report as follows:

"On September 16, 1975, Council approved estimated funds of \$123,000 to be provided for alterations to the main floor of this City-owned building to accommodate the Fire Inspectors and the Health Unit currently housed in rented premises at 306 Abbott Street.

Subsequently, Council on February 24, 1976, approved estimated funds of \$135,500 to be provided, for minimal renovations and furnishings to the second floor for provision of hostel-type sleeping room accommodation. This approval was subject to funds being made available from Central Mortgage & Housing. The Endowment Fund Board anticipated an R.R.A.P. grant of \$11,500 and an R.R.A.P. loan of \$11,500 through C.M.H.C. This \$23,000 was arrived at on a basis of a maximum of \$1,000 per unit for funding and was an amount agreed to by C.M.H.C. as being available upon application. The total estimated costs projected on the foregoing proposals was \$258,500 for renovation of the ground floor office and 23-unit hostel on the second floor.

By letter dated May 5, 1976, the N.I.P., R.R.A.P. Officer of C.M.H.C. advised as follows:

'Re: R.R.A.P., 517 Hamilton Street - I am writing with reference to the City of Vancouver's submission via their non-profit body, for R.R.A.P. assistance to the above-referenced building. Our specific reason for writing from our National Office, we will be unable to provide R.R.A.P. assistance to any publicly sponsored municipal non-profit corporation regardless of how they are constituted.'

The City Architect reports that:

The drawings and specifications were prepared and tenders received as noted below by means of public tender. The tenders include both floors as a single project, since major portions of the scope of work are integral to both floors and could not be separated for tender purposes. This work included existing integrated mechanical, electrical and fire alarm services, new exit stair and a fire separation between the main and second floors (to meet present by-laws) and exterior masonry and roof repairs.

Cont'd . . .

Manager's Report, June 18, 1976 . . . . . (FINANCE - 7)

Clause 5 Cont'd

The following tenders were received:

(1) Van Construction	\$208,787
(2) Seaward Construction	212,300
(3) Jepsen Mulder Construction	213,500
(4) Allan & Viner Construction	221,300
(5) Shopland Construction	223,832
(6) Turnbull & Gale Construction	226,688

All tenders complied with the documents and included the required Bid Bond and Letter of Surety.

The estimated cost of the project based on the low tender is:

Alteration Contract	\$208,787
Furnishings, tackboards, signs, telephone	43,200
Sundry expenses, draftsman wages, building permit, printing costs, utilities	4,000
Carpet	11,600
Consultant fees	7,000
	<hr/>
TOTAL	\$274,587
Estimates approved by Council	<u>258,500</u>
Shortfall	<u>\$ 16,087</u>

Based on a pro-rata sharing basis, the increase in construction costs would be \$8,087 attributable to the main floor (Supplementary Capital Budget) and the remaining \$8,000 attributable to the 2nd floor (P.E.F. Board).

With the \$11,500 loss from R.R.A.P. grant money and the additional pro-rata cost of construction, the cost to the P.E.F. Board will now be as follows:

Loss of R.R.A.P. grant	\$11,500
Extra cost of construction	<u>8,000</u>
	<u>\$19,500</u>

This then projects a new total cost to the Property Endowment Fund Board of \$143,500 (the original estimated amount of \$135,500 included \$11,500 of R.R.A.P. grant money & \$11,500 loan).

The Director of Finance advises that if Council approves the recommendations of this report, the source of funding will be as follows:

- (a) \$143,500 from Property Endowment Fund.
- (b) \$131,087 from Supplementary Capital Budget. The Comptroller of Budgets confirms that there is unallocated Supplementary Capital funding available.

It is recommended that:

- A. The resolution of Council of February 24, 1976, with respect to Council's approval of renovations being subject to availability of R.R.A.P. funds be rescinded.
- B. The foregoing additional cost of renovations be approved in the amount of \$27,587, chargeable as follows:
 

P.E.F. Board for 2nd floor Renovations & Furnishings	\$19,500
Supplementary Capital Budget For Main Floor Renovations	8,087
- C. Council accept and award the contract to the low tender of \$208,787 submitted by Van Construction, such contract to be to the satisfaction of the Director of Legal Services.

Manager's Report, June 18, 1976 . . . . . (FINANCE - 8)

Clause 5 Cont'd

- D. Council approve the return of Bid Bonds and Letter of Surety to the unsuccessful bidders."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses and the Supervisor of Property and Insurance be approved.

6. Proposed Amendments to Strata Titles Act and False Creek Development Phase I, Area 6

The Director of Legal Services reports as follows:

"The sixty year leases of City property in False Creek which have been made for the purposes of creating condominiums provide that the City will repurchase the condominiums at the expiry of the leases or any renewals thereof. It has always been the understanding of this Department that it was never the intention of Council to repurchase the condominiums during the term of the leases.

The Legislature is now proposing an amendment to the Strata Titles Act which would require the City to purchase the condominiums in the event of termination of the leases whether by passage of time, forfeiture, re-entry by the lessor, surrender or otherwise howsoever. This amendment could place the City in the position of having to repurchase a condominium if, for example, there was a default in payment of rent. It would be possible for an owner to deliberately default under the lease in order to force a repurchase.

Early this year this Department informed the Deputy Minister of Housing that the City was opposed to assuming any obligation to repurchase of the condominiums prior to the expiry of the leases."

The City Manager RECOMMENDS that City Council advise the Minister Housing of its opposition to this amendment to the Strata Titles Act.

CONSIDERATION:

7. Metropolitan Cooperative Theatre Society Request for Grant

The following report has been received from the Director of Finance.

"Request for Grant

By letter dated January 28, 1976, the Metropolitan Cooperative Theatre Society made application for a grant in aid of its operation in an amount sufficient to offset taxes assessed upon the theatre premises at 1370 Southwest Marine Drive. After some investigation and discussion, a further letter dated March 15, 1976 was received from the Theatre Board, this letter being quoted in full later on in this report.

Background

The City has been giving a grant for payment of City property taxes to this organization from 1973 through 1975 as shown in the following. We believe grants were also given prior to 1973.

1973

Amount of Grant \$3,327

This request was approved by Council as a cultural grant as referred by the Cultural Advisory Committee report dated April 17, 1973. The request was included in the 1973 cultural grant request, and the special conditions read 'To be applied against taxes.' It did not, however, state what period the taxes related to, and it is assumed, as indicated by the 1974 grant request for a grant equal to 1973 taxes, that the 1973 request was to fund taxes owing at the end of 1972.

Cont'd . . .

Manager's Report, June 18, 1976 . . . . . (FINANCE - 9)

Clause 7 Cont'd

1974

Amount of Grant \$3,000

The 1974 grant request from the Metropolitan Cooperative Theatre Society was initially included in the 1974 cultural grants request dealt with by Council March 21, 1974. The Director of Social Planning's request for a \$500 grant was tabled by Council pending a report from the Director of Finance on the tax exempt status of the Society. The Director of Finance's report stated that the Society was not exempt from property taxes and noted the Society's request for a grant of \$3,331, an amount equal to their 1973 taxes.

It is noted also that the report states that \$3,780.77 was granted to the Society for payment of taxes in 1972.

The Cultural Grants' Committee recommendation on the 1974 request reads as follows:

'The Committee discussed the merits and demerits of tying grant amounts to such things as property taxes and following discussion,

RECOMMENDS,

That an amount, based on financial need, of \$3,000 be approved for 1974, as a cultural grant to the Metropolitan Cooperative Theatre Society.'

The recommendation for a grant of \$3,000 was approved by City Council, May 7, 1974.

It appears, from the Committee recommendation, and the fact that the amount of the grant was not equal to the 1973 taxes, that it was the Committee's intent that the grant not be related in any way to the property taxes, but that it be identified as a cultural grant in partial support of the Society's operating program.

1975

Amount of Grant \$3,500

City Council, at its meeting of February 11, 1975, passed the following motion: 'That Council approve a grant of \$3,500 to the Metro Co-operative Theatre, to be applied against your 1975 taxes.'

We have reviewed the current City tax account with respect to the Society, and find that there are currently taxes owing as follows:

1974	\$1,470.31
1975	5,211.80
1976	5,566.89
Penalties & Interest	242.44
Total owing July 4, 1976	<u>\$12,491.44</u>

It is our feeling that Council, when approving the grants, was of the opinion that they were in fact paying the current year's taxes. This is borne out by the 1975 resolution which stated 'to be applied against 1975 taxes.' As Council is probably aware, any payment on account is always applied to the earliest arrears so that Council's 1975 resolution requires that the account should have been current to the end of 1974.

Letter from Theatre Society Board, Dated March 15, 1976

Mr. Rodney K. Ward of the Theatre Board wrote the following letter to the Comptroller of Budgets.

'Thank you for the recent memo sent to us by Ernie Fladell, Social Planner, which has been sent to me for attention. While I am not happy with the tax situation, I would hope to work out some solution as soon as possible.

As I understand the origins of these problems, the amount of taxes for each year fell behind originally in payment when the change-over in the B.C. Cultural Grants occurred

Cont'd . . .

Clause 7 Cont'd

some years ago. The grants are now made eight months later than in earlier years. For organizations who rely on the grants, this created some hardship and Metro began to wait eight months until paying its taxes.

For several years, a grant in lieu of taxes was applied for and, when made, was given in respect of the previous year's taxes. The difference between the grant and the actual taxes was properly payable by Metro. I understand that this practice continued until 1973, but for 1974 and 1975, the grant, when made, was applied firstly to the arrears of previous years, rather than to the preceding year's liability.

In 1975, an obvious error was made in application for the grant in lieu of taxes (grant at \$3,500) as reflected in Council's resolution of February 11, 1975, as that should have applied against the 1974 taxes.

An application should have been made early in 1976 as well for a grant equal to taxes for the taxes levied in 1975, and any shortfall should have been billed.

In order to regularize the procedure and to get the matter back to a workable solution, I would also suggest that a further application be made (after the one I refer to above) forthwith for a grant equal to the 1976 taxes, rather than wait until 1977 to make that request, or alternatively, as suggested in the report, the entire situation be examined when reviewing the current 1976 grant request, and the grant request be amended to rectify the situation.

Metro started 1975 with an uncertain future due to \$30,000 accumulated 'current' liabilities. Through personal efforts and much sacrifice on the part of employees, the Directors and interested persons (and incidentally a healthy revitalization of the volunteer element), the major portion of these liabilities have been paid.

It goes without saying that the Board is shocked to be appraised of a potential liability of approximately \$12,000 to the end of 1976. The Theatre needs the support of the City in respect of these taxes to survive and accordingly I have been instructed to work with the City in arriving at a solution to these problems.'

Nature of Grant Request

In my opinion, this would appear to be clearly a grant request for a cultural organization in need, even though the amount requested is related to that organization's property tax liability. Therefore, in my opinion, the grant request should be considered within the context of the cultural grant category.

The present situation is that Council approved an amount of \$275,000 to cover cultural grants for 1976. Council, to date, has awarded cultural grants in the amount of \$255,185.

Consideration

The request of the Metropolitan Cooperative Theatre Society for assistance from the City, presumably related to their current total tax liability of \$12,491.44 in the form of a cultural grant in need, is submitted to City Council for Consideration."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

423  
423  
B

MANAGER'S REPORT

June 18, 1976.

TO: Vancouver City Council

SUBJECT: Ground Leases, False Creek - Phase I - Area 6

CLASSIFICATION: RECOMMENDATION

The Development Consultant and the Director of Finance report as follows:

"Introduction

The purpose of this report is to confirm the commercial ground rents for those ground leases in False Creek - Area 6 which Council has already approved, to obtain approval for the lease terms for the Heather St. Marina administration and commercial buildings and a parking structure, and to amend a residential ground lease for a Limited Dividend Rental project.

Commercial Developments

Council, in October, 1974, passed a resolution that Stanzl Construction Ltd. would be responsible for financing, designing, building and managing up to 70,000 square feet of commercial premises permitted under the Area Development Plan for Phase I, Area 6.

On July 29, 1975, Council approved the terms for the 60 year ground leases for those properties on which there was to be a residential development. The rents set out at that time dealt only with the residential component of the properties although it was recognized that a commercial component was also intended.

The Development Consultant, in collaboration with the Finance and Legal Departments, has prepared a Letter of Understanding with a summary of the principal requirements and financial terms for the development of the commercial space. (attached)

This document has been signed by the Development Consultant on behalf of the City and by Stanzl Construction Ltd. and will form the basis for adding the commercial rents to the ground leases, if approved by Council.

Stanzl Construction has also requested a lease for Lot 32 and Parcel A of Lot 12. Lot 32 contains the Heather Street Marina administration and commercial building plus a proposed restaurant facility. Parcel A of Lot 12 is the proposed site for a parking garage to provide additional residential parking and parking for commercial employees. This structure is required in order that the developer can provide the required parking requirements. These facilities are provided for in the Area Development Plan. The proposed terms for the ground leases are incorporated in the attached Letter of Understanding.

Limited Dividend Rental Project

Vancouver City Council in July 1975 approved a Limited Dividend Rental Project on Lot 4 in the Heather neighbourhood, with Frank Stanzl Construction Ltd. as sponsor.

Also in July 1975, Council approved a Letter of Understanding and general terms and conditions for the ground lease for Lot 4, including a built space on which the ground rent would be based on 64,155 square feet.

The Sponsor prepared a design based on this requirement, and applied for a Development Permit which was subsequently refused on the basis that it had too many dwelling units, too large a built space, and not enough open space.

The Sponsor then re-designed to a smaller size, re-applied to CMHC for funding, and re-applied for a Development Permit, which was subsequently approved.

The building is now under construction.

The effect with respect to the Ground Lease is that the built space is reduced as follows.

As approved by Council July 1975	64,155 sq. ft.
As approved by Development Permit	60,000
Reduction	<u>4,155 sq. ft.</u>

Recommendations

It is recommended that:

1. The approved ground lease in False Creek Area 6 be amended to provide for the commercial ground rents and other terms as set out in the attached Letter of Understanding and Appendix A thereto.
2. The terms for ground leases for Lot 32 and Parcel A of Lot 12 as set out in the attached Letter of Understanding and Appendices B and C thereto be approved.
3. The rent for the ground lease for Lot 4 be amended to reflect the reduction in buildable area of 4155 sq. ft. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the Development Consultant and Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 392



I

REPORT TO COUNCIL

FROM ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN SWEENEY, MEMBER  
STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

JUNE 15, 1976

A meeting of the Standing Committee of Council on Community Services was held on Tuesday, June 15, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman  
 Alderman Sweeney

ABSENT: Alderman Boyce  
 Alderman Marzari  
 Alderman Volrich

COMMITTEE CLERK: H. Dickson

There being no quorum present, this report is submitted by Alderman Rankin, Chairman of the Community Services Committee, and Alderman Sweeney for Council's consideration.

RECOMMENDATION

1. White Lunch Cafeteria, 124 West Hastings Street -  
 Police Report

The Community Services Committee, at its meeting on April 8, 1976, after considering a Police Department report on the operation of the White Lunch resolved:

"THAT the report from the Police Department on the White Lunch and Golden Crown Restaurant be received; that the Police Department discuss with Mr. Eugene Mah methods he can employ to improve the operation; and that the Police report back to the Community Services Committee on the operation of the White Lunch and Golden Crown Restaurant in two months."

The Committee had before it for consideration a report dated June 1, 1976 from the Police Department regarding the White Lunch Restaurant and a report dated May 31, 1976 from the Gastown Team of the Vancouver Resources Board and a written submission from Ms. Pam Sleeth of the Gastown Team (copies circulated).

Appearing before the Committee on this matter were Inspector V. Lake, i/c Vice Squad of the Police Department; Constable Storrie; a Mr. Downie of the Gastown Team; the City Director of Permits & Licenses; and Lawyer Robert C. Gardner with his clients, Mr. and Mrs. Eugene Mah - operators of the White Lunch Restaurant.

Inspector Lake presented those present with additional Police reports dated 9th and 11th June 1976 (copies also circulated) which provided information up to the period of June 4, 1976 on the operation of the White Lunch Restaurant.

There was considerable discussion on this matter during which Mr. Gardner explained he appeared with his clients on June 3, 1976 before the Liquor Administration Branch for a hearing and that the Liquor Administration Branch had reserved a decision on the matter of the White Lunch pending any action by the City of Vancouver.

Clause No. 1 Continued

Mr. Gardner maintained his clients have done everything possible to correct infractions which have occurred on the premises; that warning signs have been posted that minors are not to consume liquor on the premises; and that there is no factual evidence provided by the police that minors are being served liquor by the operator of the White Lunch.

However, the police reported the situation is a serious one and that there appears to be a lack of co-operation with the police by the proprietor, Mr. Mah. Members of the Gastown Team reiterated this point and pointed out that a large number of juveniles have been picked up by the police in alleged states of intoxication and brought to the Gastown Team headquarters.

The two Aldermen noted this cafeteria style of licensed premise is unusual in the City and probably should not have been issued a liquor license in the first place.

Mr. Gardner proposed that the restaurant could be divided with only one section being licensed and that minors could be banned from this section and that alcohol beverages could be served by waiters only; therefore the onus of serving alcohol to minors would be on the waiter.

Mr. Gardner warned that a suspension of a liquor license for this type of establishment could result in persons bringing their own liquor into the establishment.

The two Aldermen agreed there was more than ample evidence before them to warrant some action and following discussion, it was

RECOMMENDED

THAT Council request the Liquor Administration Branch to cancel the liquor license for the ground floor of the White Lunch Restaurant at 124 West Hastings Street.

(DELEGATION REQUEST - SEE REPORT I(i))

INFORMATION AND RECOMMENDATION

2. Preventive Health Measures for Vancouver

The Community Services Committee, at its meeting on April 29, 1976, upon receipt of a report from the Medical Health Officer, Dr. G. Bonham, which detailed deficiencies in the health of the citizens of Vancouver, resolved:

"THAT the Medical Health Officer be asked to report back to the Community Services Committee with any specific recommendations he wishes to make which may lead to an improvement in the general health of the citizens of Vancouver."

Accordingly, the Medical Health Officer responded with a "working paper" on preventive health measures which was placed before the Committee this date for consideration (copy circulated). The Medical Health Officer reviewed his working paper with the two aldermen and the following notes were taken under the headings listed:

PART A

1. Dental Disease

The benefits of a dental care services program would be meager compared with the tens of millions of dollars required to implement such a program.

Clause No. 2 Continued

Fluoridation is the best approach to combating dental diseases; two previous public votes in Vancouver received over 50% of votes in favour but required a 60% majority to pass.

The last public vote conducted throughout the GVRD in 1968 resulted in a 55% "yes" vote but a 60% majority was required.

It was pointed out Vancouver and Calgary are the only two major cities in Canada which do not have fluoridated water supplies. Following discussion, it was

RESOLVED

THAT the Medical Health Officer be requested to prepare a detailed report for Council on the fluoridation of the water supply.

2. Perinatal Health

The Health Department's program of nutrition in pregnancy, which was adopted by the British Columbia Medical Association, is the only policy of its kind in the world. Two projects have been started.

It was noted that two grants of \$60,000.00 each would be required to operate these two projects from 1st July 1976 to 30th June 1977. The Medical Health Officer explained he has virtually exhausted efforts to obtain funding from other sources.

It was suggested that the Medical Health Officer could prepare a report to Council outlining costs of a full program or a part time perinatal program. Following discussion, it was

RESOLVED

THAT the Medical Health Officer prepare a report to Council on this matter.

3. Abortion and Birth Control

During discussion of this matter, the Medical Health Officer reported that the Pine Street clinic at 4th Avenue handles approximately 50 patients per day and of this one-third are for birth control, one-third are for venereal disease and one-third are for other types of assistance. It was stated that doors to the clinic must be closed an hour early so that staff can finish their workload within the allocated hours. It was noted that this clinic is short approximately \$8000.00 if it is to continue operating at its 1975 level of service.

It was also noted the Family Planning Association of B.C. has also had a budget cut which will not permit their 1975 level of service; that it would cost approximately \$4000.00 per month to operate a weekly evening clinic at five Health Department Unit locations or, at a lesser cost, once a week at a different location each evening. The Medical Health Officer indicated it may be possible to acquire 70% of the funding for this program from Provincial sources. Following discussion, it was

RESOLVED

THAT the Medical Health Officer report on this matter to Council.

Clause No. 2 Continued

4. Alcoholism

It was noted in the report that one area for which the City currently has a direct responsibility is its own employees and that occupation based alcoholism treatment programs operated by major private corporations have been relatively successful in combating alcoholism amongst employees.

It was suggested that the City of Vancouver should develop its own internal program for employees who are inflicted with alcoholism, and following discussion, it was

RECOMMENDED

THAT Council appoint a staff committee under the direction of the Medical Health Officer to investigate feasibility of the City implementing an occupational health program for alcoholic employees.

PART B

1. Preventicare Project

Following a brief discussion of this matter, it was

RESOLVED

THAT the information contained in this sub-heading be received for information.

2. Rubella

The Medical Health Officer reported that approximately 85% of young children have now been immunized against rubella but that 20% of young adult women are still susceptible. It was noted the Medical Health Officer plans to report on this matter at a later date, and it was

RESOLVED

THAT this matter be received for information.

3. Hearing

The Medical Health Officer reported a study of hearing service needs for Vancouver is currently under way by Dr. George Mencher of Dalhousie University and that the Medical Health Officer will be reporting on this matter in September. Following discussion, it was

RESOLVED

THAT this matter be received for information.

The meeting adjourned at approximately 1:35 P.M.

429

REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

June 9, 1976

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

1. Application to Operate Charter Limousine Service:  
Pacific Limousine Services Ltd.

The Board had for consideration a Manager's Report dated May 14, 1976, (circulated) in which the Director of Permits and Licenses reported on an application of Mr. Abner Chong, and Mr. Auk Haw for a Vehicles for Hire License to operate a charter limousine service to be known as Pacific Limousine Service, catering mainly to Chinese, Japanese, and Korean passengers.

The Director of Permits and Licenses advised the three companies presently operating charter limousine services in the City had a total of seventeen vehicles which were not used to their full capacity. A year ago the Board turned down an application on the ground there were sufficient vehicles already operating.

Representatives of the three existing charter limousine service companies - Mr. John Reinbach, Bowell McLean Motor Co. Ltd.; Mr. R.E. Slavin, Burnaby Limousine Services Ltd.; and Mr. H. Cole, Executive Limousine Service Ltd. appeared before the Board and submitted they were willing to put more vehicles on the road, but the level of demand for the service did not warrant it. They were not aware of any deficiencies in their service to tourists from Pacific Rim countries and language differences had never presented problems.

Mr. Chong, Mr. Haw, and their legal representative, Mr. R. C. Gardner, addressed the Board in support of the application and advised they were requesting five licenses to operate limousines with interpreter-guides to escort ethnic groups from the Orient. Both applicants were Certified General Accountants by profession, operating their own company, and had strong ties with ethnic organizations and the Trade Consulates of Pacific Rim countries. They had conducted a feasibility study on the estimated 2,500 to 5,000 first class tourists from the Orient passing through Vancouver each month and as a result concluded the proposed service was needed and would be economically viable.

During discussion concern was expressed that too many vehicles in the highly specialized charter limousine field would result in reduced earnings for drivers. However, the applicants argued there was room for fair competition and their operation would not diminish the earnings of the other three companies.

After further discussion it was

RECOMMENDED,

THAT approval be given to Mr. Abner Chong and Mr. Auk Haw to operate a charter limousine service with a maximum of three limousines, subject to the equipment meeting the approval of the City License Inspector.

The Chairman indicated to the representatives of the existing three charter limousine service companies they would have an opportunity to address Council on the matter if they so desired.

Cont'd . . .

Report to Council	
Vehicles for Hire Board	
June 9, 1976 . . . . .	2

2. Complaint re Impounded Car:  
Mr. Larry Boden

At the request of the Chairman, the Board heard representations from Mr. Larry Boden, owner of an automobile reported stolen in April, 1975, which remained untraced until January, 1976, when it was located in a storage lot operated by Busters Auto Towing Service, by which time storage fees amounted to \$930.

The Chairman advised he had referred the matter to the Board for resolution when his informal discussions with the three parties concerned reached an impasse: Mr. Boden contending he should not have to pay the storage fee and should, in fact, be compensated for the loss of use of his vehicle; the towing company refusing to release the automobile until the storage charge had been paid; and the police disclaiming responsibility because an incorrect license number had been recorded at the time of the original theft report, thus resulting in the failure to locate the vehicle during subsequent investigation.

The Board was addressed by Mr. Boden; Mr. K. Vanderspek, and Mr. W.J. Bott for Busters; Staff Sergeant G. Dalton and Detective A.G. Mason, Vancouver Police Department. Consideration was also given to a letter dated June 4, 1976, signed by Mr. J.F. Hendren, Supervisor of the Claims Division of I.C.B.C. (circulated) establishing the value of a 1963 Chevrolet II, 4-door station wagon, in the alleged condition of Mr. Boden's vehicle, at \$200 plus tax.

Following discussion, and with the approval of Mr. Boden, and Mr. Vanderspek for Busters, it was

RECOMMENDED,

- A. THAT Mr. Larry Boden receive the sum of \$250 compensation from the City subject to his agreement to waive ownership of his automobile - license number PLC 096.
- B. THAT Busters Auto Towing Service be authorized to assume ownership of Mr. Boden's automobile - license number PLC 096.

FOR COUNCIL ACTION SEE PAGE(S) 393